

TOWNSHIP OF STROUD
MONROE COUNTY, PENNSYLVANIA

**DRAFT
COPY**

ORDINANCE NO. 3 of 2020

AN ORDINANCE OF THE TOWNSHIP OF STROUD, MONROE COUNTY, PENNSYLVANIA, AMENDING CHAPTER 27 (ZONING) OF THE STROUD TOWNSHIP CODE OF ORDINANCES, TO PROVIDE FOR A NEW SHORT TERM RENTAL OVERLAY DISTRICT, TO DESCRIBE THAT NEW DISTRICT'S INTENT AND PURPOSE, TO AMEND THE OFFICIAL ZONING MAP, AND TO ELIMINATE REFERENCES TO "TOURIST HOME."

WHEREAS, Section 1506 of the Second Class Township Code, Act of May 1, 1933, P.L. 103, No. 69, as amended by the Act of November 9, 1995, P.L. 350, No. 60 found at 53 P.S. 66506, entitled "General powers," authorizes the Board of Supervisors to make and adopt ordinances necessary for the proper management, care and control of the township, and the maintenance of the health and welfare of the township and its citizens; and

WHEREAS, Section 1516 of the said Second Class Township Code, found at 53 P.S. 66516, entitled "Land Use Regulations," authorizes the Board of Supervisors to plan for the development of the township through zoning, subdivision and land development regulations under the Act of July 31, 1968, P.L. 805, No. 247 as amended and reenacted by the Act of December 21, 1988, P.L. 1329, No. 170, known as the "Pennsylvania Municipalities Planning Code;" and

WHEREAS, Section 609 of the Pennsylvania Municipalities Planning Code, found as 53 P.S. 10609, entitled "Enactment of Zoning Ordinance Amendments," sets forth provisions for the enactment of amendments to zoning ordinances pursuant to certain procedural formalities; and

WHEREAS, it is the desire of the Board of Supervisors to amend Chapter 27 (Zoning) of the Stroud Township Code of Ordinances (the "Code") as provided herein.

NOW, THEREFORE, BE IT ORDAINED AND ENACTED by the Board of Supervisors of Stroud Township, Monroe County, Pennsylvania, and it is hereby ordained and enacted by the authority of the same:

SECTION 1: Chapter 27 (Zoning), Section 202 (Definitions) of the Code is amended by adding a new definition, in alphabetical order, for the term "Short Term Rental" as follows:

SHORT TERM RENTAL - Any Dwelling Unit owned or managed by a person, firm or corporation which is rented or leased for a period of less than thirty (30)

consecutive days, during which time the owner or manager is not present on a full-time basis.

SECTION 2: Chapter 27 (Zoning), Section 301 (General Districts), Paragraph 1, of the Code is amended by adding a new subparagraph P as follows:

P. STR – Short Term Rental District (shown as an overlay on other districts).

SECTION 3: Chapter 27 (Zoning), Section 302 (Zoning District Intent), Paragraph 2 (Intent for Each Zoning District), of the Code is amended by adding a new subparagraph M as follows:

M. STR Short Term Rental District. It is the intent of this chapter that the Short Term Rental District shall be an overlay to the existing Zoning Map and as such the provisions of this District shall serve as a supplement to the basic underlying district(s). The Short Term Rental District allows for the use of short term rentals (as defined herein) only in compliance with the Stroud Township Short Term Rental Ordinance, codified at Chapter ____, Sections ____ - ____, of the Stroud Township Code of Ordinances.

SECTION 4: Schedule 27-I (Regulations Governing the Use of Land) of the Code of Ordinances is hereby amended by the addition of the land use activity “Short Term Rental” as a subcategory of the “A. Residential” land uses, as follows:

Land Use Activity	O-1	S-1	R-1	R-2	R-3	C-1	C-2	C-3	C-4	M-1	STR
Short Term Rental ¹⁴								P			P

Footnote 14: This use is subject to compliance with the Stroud Township Short-Term Rental Ordinance, codified at Chapter ____, Sections __-__ of the Code. Short-Term Rentals are prohibited in the other overlay areas including Enterprise Park, Zone 1 (EP-1), Enterprise Park, Zone 2 (EP-2), Floodway (FW), Flood Fringe (FF), Principal Solar Energy Facility (PSEF), and Appalachian National Scenic Trail (ANST).

SECTION 5: Chapter 27 (Zoning), Section 303 (Zoning Map), of the Code is amended by the addition of the “STR – Short Term Rental District” as shown on the Zoning Map that is attached as Exhibit A and incorporated by reference.

SECTION 6: Chapter 27 (Zoning) of the Code is amended to remove all references to the use identified as “Tourist Home (SIC 7011).”

SECTION 7: Repealer. Except as amended hereby, all provisions of Chapter 27 (Zoning) of the Stroud Township Code of Ordinances, as amended, shall remain in full force and effect. All ordinances or parts of ordinances conflicting or inconsistent with the provisions of this ordinance are hereby repealed.

SECTION 8: Validity. If any section, subsection, sentence, clause or phrase of this ordinance is for any reason held by a court of competent jurisdiction to be invalid, such decision shall not affect the validity of the remaining portions of this Ordinance. The Supervisors hereby declare that they would have passed this Ordinance and each section or part thereof irrespective of the fact that any one or more sections or parts thereof be declared invalid.

SECTION 9: Effective Date. This ordinance shall take effect five (5) days after the date of its enactment.

ORDAINED AND ENACTED into an Ordinance at a regular meeting of the Board of Supervisors of Stroud Township, Monroe County, Pennsylvania this ____ day of _____, 2020.

TOWNSHIP OF STROUD

CHRISTINE A. WILKINS, Chairwoman
And Secretary

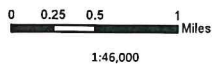
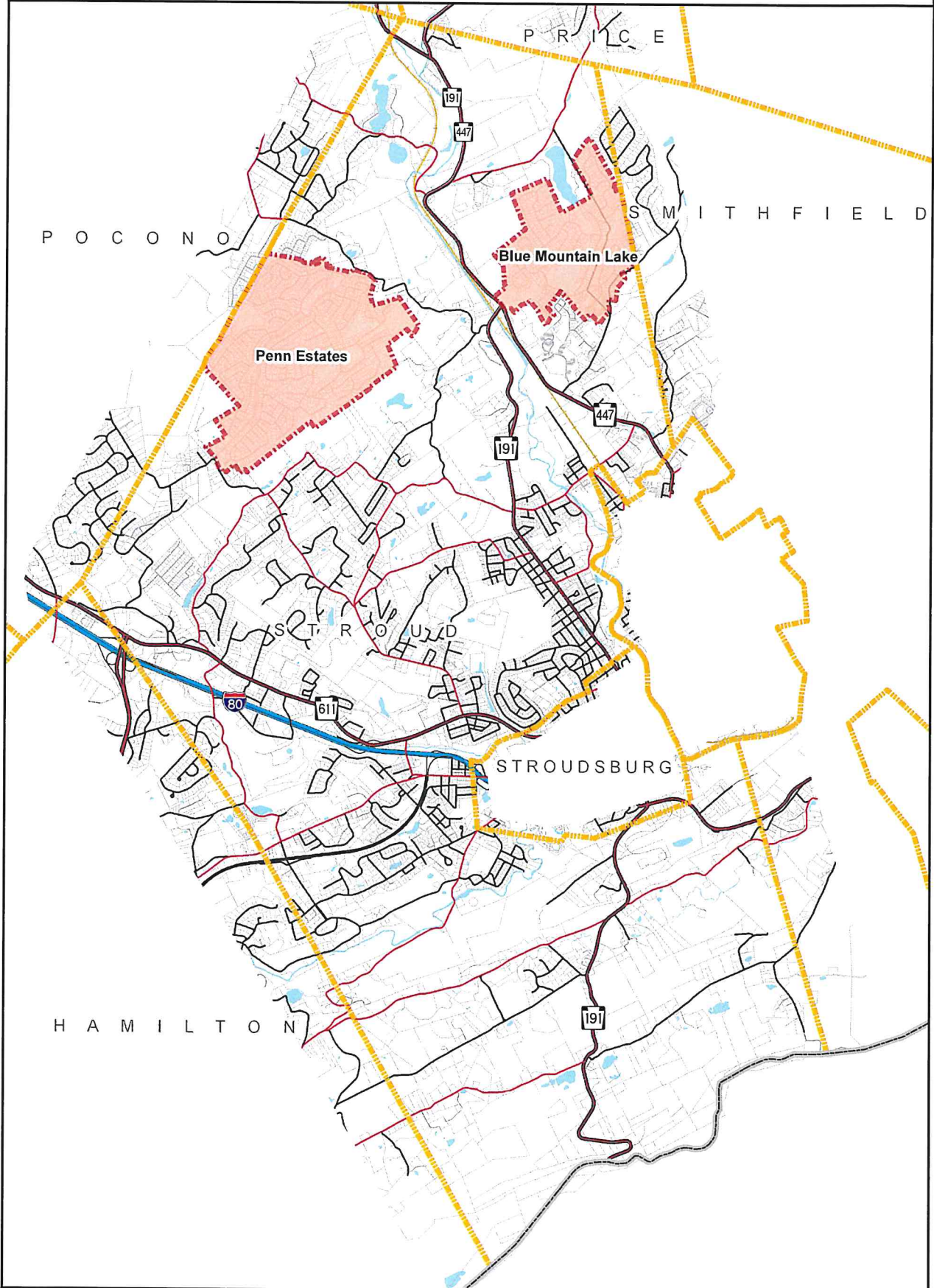
(TOWNSHIP SEAL)

JENNIFER SHUKAITIS, Vice Chairwoman
and Assistant Secretary

EDWARD C. CRAMER, Supervisor
and Assistant Treasurer

SHORT TERM RENTAL OVERLAY DISTRICT

STROUD TOWNSHIP - MONROE COUNTY - PENNSYLVANIA



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Legend

- Municipal Boundaries
- Short Term Rental Overlay District
- Tax Parcels

MONROE COUNTY
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April 2020 20-004